

Sponsored by: Council Members Cook and Ragsdale

AN ORDINANCE APPROVING THE RECORD PLAT OF BENNETT INDUSTRIAL PARK AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: That the Record Plat, located in the City of O'Fallon, Missouri, as it appears on drawings of same prepared by THD Design Group, Inc., in November 2023 is hereby approved as submitted to the City Council.

SECTION 2: That the City Clerk is hereby authorized to attach her certificate under the City of O'Fallon, Missouri, upon the original drawings showing the approval of the City Council of said residential lots as platted therein.

SECTION 3: That the Owner(s) have agreed that the public improvements will not be accepted by the City until they are built in full compliance with O'Fallon Ordinances and rules pertaining thereto.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: April 11, 2024

Second Reading: April 11, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI THIS 11TH DAY OF APRIL 2024.



Bill Henning

Presiding Officer

Attest:

Bess Bacher

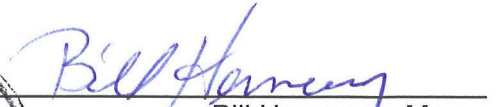
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 11TH DAY OF APRIL 2024.


Attest:


Bess Bacher, City Clerk




Bill Hennessy, Mayor

Approved as to Form:


Kevin M. O'Keefe, City Attorney

A RECORD PLAT FOR BENNETT INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780 AND PART OF THE
NORTHEAST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE
2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30,
TOWNSHIP 47, NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI

ORIGINAL LAND DESCRIPTION: (PER SURVEY)

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OTTALON, ST. CHARLES COUNTY, MISSOURI AND BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 870, PAGE 228 OF THE ST. CHARLES COUNTY RECORDS; SAID POINT OF COMMENCEMENT ALSO BEING ON THE NORTH LINE OF W. TERRA LANE, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE ST. CHARLES COUNTY RECORDS, NORTH 1 DEGREE 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE ALONG THE COMMON LINE OF DEED BOOK 1076, PAGE 1454 OF THE ST. CHARLES COUNTY RECORDS, NORTH 1 DEGREE 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 163.50 FEET TO AN IRON PIPE, THENCE DEPARTING SAID COMMON LINE, ALONG THE SOUTH LINE OF THE WABASH RAILROAD RIGHT OF WAY, NORTH 83 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 118.00 FEET TO AN IRON PIPE, THENCE DEPARTING SAID COMMON LINE, ALONG THE SOUTH LINE OF THE WABASH RAILROAD RIGHT OF WAY, ALONG THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1076, PAGE 1454 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 1 DEGREE 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 184.75 FEET TO A POINT, THENCE DEPARTING SAID COMMON LINE, ALONG THE COMMON LINE BETWEEN SAID DEED BOOK 1076, PAGE 1454 AND A TRACT OF LAND DESCRIBED IN DEED BOOK 1201, PAGE 1829 OF THE ST. CHARLES COUNTY RECORDS, NORTH 67 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.87 FEET TO AN IRON PIPE, THENCE CONTAINING SAID COMMON LINE OF DEED BOOK 1076, PAGE 1454 AND DEED BOOK 1201, PAGE 1829, SOUTH 12 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE OF 111.00 FEET TO A POINT, THENCE DEPARTING SAID COMMON LINE, ALONG THE NORTH LINE OF W. TERRA LANE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 40, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 67 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 330.10 FEET, TO A POINT.
2. NORTH 22 DEGREES 48 MINUTES 09 SECONDS EAST, A DISTANCE OF 4.95 FEET TO A POINT.
3. NORTH 67 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 308.49 FEET TO A POINT.
4. CURVE TO THE LEFT HAVING AN ARC LENGTH OF 238.84 FEET, AN ARC LENGTH OF 238.84 FEET, A CHORD LENGTH OF 238.24 FEET, AND A CHORD BEARING OF NORTH 10 DEGREES 04 MINUTES 39 SECONDS WEST, TO AN IRON PIPE, THENCE DEPARTING SAID COMMON LINE, ALONG THE SOUTH LINE OF W. TERRA LANE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 40, ALONG THE COMMON LINE OF THE AFORESAID DEED BOOK 1076, PAGE 1454 AND THE AFORESAID DEED BOOK 1201, PAGE 1829, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 28 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 43.28 FEET, TO A POINT.
2. NORTH 10 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 24.05 FEET TO A POINT.
3. NORTH 10 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.00 FEET TO A POINT.
4. NORTH 37 DEGREES 53 MINUTES 29 SECONDS WEST, A DISTANCE OF 184.75 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT CONTAINING 742,300 SQUARE FEET, OR 17,043 ACRES, MORE OR LESS.

LAND DESCRIPTION LOT 1:

A TRACT OF LAND BEING IN THE NORTHEAST PART OF U.S. SURVEY NO. 1780 IN TOWNSHIP 46 NORTH, RANGES 2 AND 3 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 25 IN TOWNSHIP 47 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30 IN TOWNSHIP 47 NORTH, RANGE 3 EAST IN ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON PIPE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 40 AND THE EAST LINE OF THE NEUBAUER GARY LLC TRACT AS RECORDED IN DEED 2020 PAGE 07896 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH ALONG SAID EAST LINE NORTH 1 DEGREE 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY, FROM WHICH A FOUND IRON PIPE BEARS SOUTH 02 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 3.83 FEET, THENCE CONTINUING NORTH 1 DEGREE 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 163.50 FEET TO AN IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF WABASH RAILROAD, 100 FEET WEST, THENCE SAID RAILROAD RIGHT-OF-WAY NORTH 83 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 118.00 FEET TO AN IRON PIPE, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 1 DEGREE 03 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF A TRACT OF LAND NOW OR FORMERLY OF THE ENERALD REALTY GROUP LLC, AS RECORDED IN DEED BOOK 4645, PAGE 0070 OF THE ST. CHARLES COUNTY RECORDS, MISSOURI RECORDS, A DISTANCE OF 111.00 FEET TO A POINT, THENCE NORTH 84 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 418.00 FEET TO A SET IRON ROD WITH CAP, THENCE SOUTH 1 DEGREE 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 24.05 FEET TO A SET IRON ROD WITH CAP, THENCE SOUTH 1 DEGREE 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 38.00 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 67 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 363.77 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 22 DEGREES 48 MINUTES 09 SECONDS EAST, A DISTANCE OF 4.95 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 67 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 308.49 FEET TO A SET IRON ROD WITH CAP, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 238.84 FEET, THENCE EAST, ALONG A TRACT OF LAND CONVEYED TO LOUIS AND JULIE A. AXER BY DEED BOOK 5298, PAGE 0914 OF THE ST. CHARLES COUNTY RECORDS, THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 43.28 FEET, NORTH 10 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 24.05 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 10 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.00 FEET TO A SET IRON ROD WITH CAP, THENCE CONTINUING NORTH 37 DEGREES 53 MINUTES 29 SECONDS WEST, A DISTANCE OF 184.75 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 12.00 ACRES.

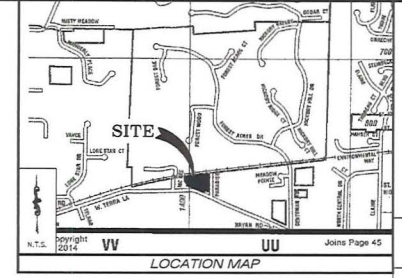
LAND DESCRIPTION LOT 2:

A TRACT OF LAND BEING IN THE NORTHEAST PART OF U.S. SURVEY NO. 1780 IN TOWNSHIP 46 NORTH, RANGES 2 AND 3 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 25 IN TOWNSHIP 47 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30 IN TOWNSHIP 47 NORTH, RANGE 3 EAST IN ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF THE ENERALD REALTY GROUP LLC, AS RECORDED IN DEED BOOK 4645, PAGE 0070 OF THE ST. CHARLES COUNTY RECORDS, MISSOURI RECORDS, THENCE SOUTH 1 DEGREE 03 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 418.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE NORTH 84 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 513.50 FEET TO A SET IRON ROD WITH CAP, THENCE SOUTH 1 DEGREE 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 38.00 FEET TO A SET IRON ROD WITH CAP, THENCE SOUTH 87 DEGREES 10 MINUTES 52 SECONDS EAST, A DISTANCE OF 294.38 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 22 DEGREES 48 MINUTES 09 SECONDS EAST, A DISTANCE OF 4.95 FEET TO A SET IRON ROD WITH CAP, THENCE ALONG THE NORTH LINE OF A TRACT OF LAND NOW OR FORMERLY OF THE INC., AS RECORDED IN DEED BOOK 1201, PAGE 1829 OF THE ST. CHARLES COUNTY RECORDS, THENCE SOUTH 1 DEGREE 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 24.05 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 10 DEGREES 45 MINUTES 57 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 10 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.00 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 37 DEGREES 53 MINUTES 29 SECONDS WEST, A DISTANCE OF 184.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES.

CITY APPROVAL

I, BESS BACHER, CITY CLERK OF THE CITY OF OTTALON, MISSOURI, HEREBY CERTIFY THAT ORDINANCE NO. _____ APPROVES THIS PLAT AND DIRECTING ME TO ENDORSE THE SAME UNDER MY HAND AND SEAL, WAS DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF OTTALON, MISSOURI AND THE SAME BEING APPROVED BY THE MAYOR OF SAID CITY (TO BE PRINTED) _____ AND AS BY SAID ORDINANCE DIRECTED, I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF SAID CITY THIS _____ DAY OF _____, 2023.

BESS BACHER
CITY CLERK



DEVELOPMENT NOTES:

1. SITE ADDRESS:
1205 WEST TERRA LN.
OTTALON, MO 63366
LOCAL 3430300000
2. OWNER INFORMATION:
BU LAND HOLDINGS LLC
1300 WEST TERRA LN.
OTTALON, MO 63366
DEED BOOK 6530, PAGE 198
3. AREA OF TRACT:
TOTAL TRACT - 17.07 ACRES, MORE OR LESS
LOT ONE - 12.03 ACRES, MORE OR LESS
LOT TWO - 5.06 ACRES, MORE OR LESS
4. PRESENT ZONING: 71-1 LIGHT INDUSTRIAL (CITY OF OTTALON)
71-1 LIGHT INDUSTRIAL, DIMENSIONAL REQUIREMENTS
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 20 FEET
MINIMUM LOT WIDTH: 75 FEET
MINIMUM LOT COVERAGE: 15%
MINIMUM SITE AREA: 5 ACRES
5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 2108302400E DATED JANUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X (SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
6. TOTAL LOTS: 2 LIGHT INDUSTRIAL
7. BASIS OF BEARINGS: GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
8. ALL SIDE LOT EASEMENTS ARE 5 FEET WIDE UNLESS OTHERWISE NOTED.
9. ALL REAR LOT EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE NOTED.
10. ALL EASEMENTS ADJACENT TO R.O.W. ARE 10 FEET WIDE UNLESS OTHERWISE NOTED.
11. ALL EASEMENTS SHALL BE LOCATED UNDERGROUND.
12. DEED-DONOR ADDRESS FOR ALL LOTS.
13. A TITLE COMMITMENT POLICY WAS NOT PROVIDED TO THIS DESIGN GROUP INC., THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENTS FOUND OR NOT FOUND IN THE PUBLIC RECORDS.

PROJECT BENCHMARK:

THIS PROJECT WAS PERFORMED WITH THE USE OF GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT AND THE USE OF A CONTINUOUS OPERATING REFERENCE STATION (CORS) AS PART OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) VIRTUAL REFERENCE SYSTEM (VRS) NETWORK. DATA WAS OBTAINED WITH THE USE OF A TRIMBLE R10 GPS RECEIVER AND A TRIM 7 DATA COLLECTOR.

HORIZONTAL DATUM IS GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2407), EAST ZONE. VERTICAL DATUM IS NAVD83. HORIZONTAL AND VERTICAL DATA OBSERVATION (STATION) IS 0.30 FEET. HORIZONTAL AND VERTICAL CONTROL POINT (CORS) VALUES FOR STATE PLANE COORDINATES ARE IN METERS.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF BU LAND HOLDINGS LLC, WE HAVE DURING THE MONTH OF FEBRUARY, 2023, EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF JUNE, 2023, PREPARED A RECORD PLAT ON A TRACT OF LAND BEING PART OF U.S. SURVEY 1780 AND PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 47 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47, NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. RECORDS, THE RESULTS OF WHICH ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS' (DCR 90-60.010 TO 60.070) AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY IS BASED ON RECORD SOURCES. THIS DESIGN GROUP, INC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID RECORDS, RESULTS OF SAID SURVEY AND SHOWN ON THIS PLAT HEREON.

Date: May 02, 2023
Brett J. Frazier
Lorenne M. LS-00584
Professional Land Surveyor

PROJECT NUMBER: 22-5031
DATE: 11/02/2023
DRAWN BY: BJB

11/02/2023
DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "BENNETT INDUSTRIAL PARK".

ALL EASEMENTS SHOWN ON THE PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF OTTALON, MISSOURI; AREAS AND ALL UTILITY COMPANIES SERVING THIS AREA AS PERMITTED BY THE CITY FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND SENIOR AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT COVERED BY IMPROVEMENTS FOR THE EDUCATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SENIOR AND DRAINAGE FACILITIES.

10' WIDENING STRIP DEDICATED TO THE CITY OF OTTALON.
THIS SUBDIVISION SHALL BE SUBJECT TO AND BENEFIT BY THE EASEMENTS, CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BENNETT INDUSTRIAL PARK, CONTAINED IN AN INSTRUMENT FILED IN DEED BOOK _____ PAGE _____ IN THE OFFICE OF THE ST. CHARLES COUNTY RECORDS OFFICE.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DEVELOPMENT TAKES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2023.

ALL BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED WITH THE RECORDING OF THIS PLAT.

BY: _____
BU LAND HOLDINGS LLC
PRINT NAME: _____
TITLE: _____
DATE: _____

OWNER'S NOTARY

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2023, BEFORE ME, APPEARED _____ WHO BEING BY THE DULY SWORN, DID SAY THAT HE/SH/IT IS _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY TERM EXPIRES: _____

LENDER CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS RECORD PLAT OF BENNETT INDUSTRIAL PARK.

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2023.

LENDER: _____
BY: _____
PRINT NAME: _____
TITLE: _____

LENDERS NOTARY

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2023, BEFORE ME, APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SH/IT IS _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY TERM EXPIRES: _____

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
THE MISSOURI REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS BOARD
111 W. 4th St. - 2nd Fl.
St. Louis, MO 63102
www.thdgroup.com
Phone: 314.433.8888
Fax: 314.433.8889
E-mail: info@thdgroup.com

BENNETT INDUSTRIAL PARK
RECORD PLAT
TITLE SHEET



1 OF 2

